

## \$449,000 - 36 Broadview Crescent, St. Albert

MLS® #E4454618

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to this spacious St. Albert two-storey offering 5 bedrooms, 4 bathrooms, and exceptional flexibility. Upstairs features 4 bedrooms, including a skylit main bath. The lower level includes a 5th bedroom (or den), full bath, and an in-law suite with kitchen and private side entrance – great for extended family or potential secondary suite. Set on a reverse pie lot, the west-facing backyard is surrounded by mature trees and offers a large deck, sunroom/outdoor living room, fire pit, and sheltered side storage. Inside, enjoy a bright living room, formal dining, family room with wood-burning fireplace, and functional kitchen. Upgrades include Carrier Infinity furnace (2023), hot water tank (2023), roof with venting (2021), new carpet (2025), and fencing (2023). Extras: central vac, washer/dryer, 2 stoves, 2 fridges, dishwasher, hood fans. Walkable to schools, parks, pool, library, and Farmersâ€™ Market. A welcoming, tight-knit community makes this home a rare find!

Built in 1969

### Essential Information

MLS® # E4454618

Price \$449,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,613                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36 Broadview Crescent |
| Area        | St. Albert            |
| Subdivision | Braeside              |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0B2               |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Guest Suite, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking   | Front Drive Access                                                                             |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 3                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through |

Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 24           |

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Listing information last updated on September 1st, 2025 at 8:33pm MDT